

**City of Greensboro Planning Department
Zoning Staff Report
April 12, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: F
Location: 2104 Parks Street, 1512-1514 Dodson Street

Applicant: John Marks
Owner: James C. Weaver, Jr.

From: RS-12
To: RS-7

Conditions: N/A

SITE INFORMATION	
Existing Land Use	Undeveloped
Acreage	2.209
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> Open Field <i>Other:</i> n/a
Overlay Districts	n/a
Historic District/Resources	n/a
Generalized Future Land Use	Low Residential 3-5 d.u./acre
Other	n/a

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Dwellings (2)	RS-12
<i>South</i>	Single Family Dwellings (1)	RS-12
<i>East</i>	Single Family Dwellings (5)	RS-12
<i>West</i>	Single Family Dwellings (3)	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
		This extended area was zoned Res 120S. It was converted to RS-12 at the time of city-wide remapping to implement the UDO (July 1, 1992).

DIFFERENCES BETWEEN RS-12 (EXISTING) AND RS-7 (PROPOSED) ZONING DISTRICTS

RS-12: Primarily intended to accommodate moderate density single family detached dwellings in where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.

RS-7: Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less.

TRANSPORTATION

Street Classification	Parks Street and Dodson Street - Local Streets
Site Access	Unknown at this time.
Traffic Counts	N/A
Trip Generation	N/A
Sidewalks	Will be required per Subdivision Ordinance.
Transit	No.
Traffic Impact Study	Not required.
Other	

ENVIRONMENTAL REVIEW

Water Supply Watershed	No, drains to North Buffalo Creek
Floodplains	No
Streams	No
Other	n/a

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans:

Other Plans:

STAFF COMMENTS

Planning: The property to the south (west of Morgan Smith Drive and south Dodson Street) was rezoned to RS-7 by City Council on August 19, 2003. The Zoning Commission unanimously approved that request; however, that decision was appealed. The Planning Department recommended approval of that proposal since the area was designated as Low Residential and RS-7 was compatible with the Generalized Future Land Use Map. Staff pointed out that the request was compatible with Connections 2025 objectives to promote compact, urban development and provide affordable housing opportunities.

This proposal helps promote mixed income neighborhoods. Connections 2025 points out that Greensboro should continue to explore opportunities for community revitalization and the City should also continue to encourage the active involvement of private developers in providing quality, compatible infill housing in existing neighborhoods. This request is consistent with that policy.

This request is compatible with the Generalized Future Land Use Map and with Connections 2025 objectives to promote compact, urban development and provide affordable housing opportunities.

GDOT: No comment.

Water Resources: No additional comments.

HCD: No comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.